

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **September 10, 2007**

Members Present-

Brad Cornelius-Chairperson/Planning Manager, Aimee Webb-Development Coordinator/Vice-Chairperson, Becky Howard-Deputy Clerk, Keith Hunter-Environmental Health Director, Bob Kegan-Building Official, Lee Hawkins-Attorney, Marie Keenum-911 Coordinator, Dan Hickey-Villages Public Safety, Barry Ginn-Barrineau Ginn and Associates, Inc., Karen Parker-Secretary, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from August 20, 2007. Mrs. Webb seconded the motion, and the motion carried.

Mr. Ginn joined the Committee as County Engineer for the non-Villages projects.

Old Business:

Mrs. Webb made a motion to remove Hidden River Ranches from the table. Mr. Stevens seconded the motion, and the motion carried.

Hidden River Ranches – Major Development – Engineering Review

Property Location: located approximately 3.4 miles south on C-575/Bushnell

Mrs. Webb explained the preliminary and engineering plans for Hidden River Ranches were reviewed by the Development Review Committee on January 8, 2007, and the preliminary plans were approved; however, the engineering plans were tabled to allow the applicant time to address/resolve all outstanding engineering issues.

Richard Vitta, Chief Executive Officer, MTV Developers, LLC, was present and requested engineering approval to develop a 60-unit subdivision with an equestrian theme. Mr. Stevens' comments consisted of explaining the difference in records concerning the 100 foot right-of-way along C-575, dedicating an additional 30 feet of road right-of-way along C-575, widening and resurfacing C-575 adjacent to the development to 24 feet (2-12 foot lanes) with 6 foot paved shoulders on each side using Florida Department of Transportation standard Index 526. There were no additional engineering comments. A letter was submitted by MTV Developers, LLC, confirming that they will comply with all comments from Public Works.

Mrs. Webb moved to approve the engineering plan subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion, and the motion carried.

New Business:

New Life Christian Church – Medium Development – Conceptual Review

Property Location: located on the south side of C-462E, ¼ mile past the intersection of CR 127/Wildwood

Glen Schroeder, contractor and church member, and Jessie Garner, Kimley-Horn Associates, Inc., were present and requested conceptual approval to construct a 50' X 120' church to accommodate 280 members, and change the existing residence to a fellowship place for meetings. The applicant plans to construct a future church within 10 years to accommodate any additional members. Mr. Cornelius noted the Development Review Committee previously approved this project; however, the size of the project has increased. Mrs. Webb's comments consisted of correcting the acreage on the plans, providing a legible site plan reflecting the property dimensions, existing structures, etc., providing the setbacks to the covered drop off area, and labeling all drive aisle widths. Mr. Kegan, Mrs. Keenum, Mrs. Howard, Mr. Hawkins, Mr. Hunter, Mr. Stevens, and Mr. Cornelius had no comments. Engineering comments consisted of removing the Marion County pre-cast concrete manhole detail from sheet 3, and indicating the asphalt thickness on the typical asphalt drive and parking detail on sheet 3.

Mrs. Webb moved to approve the conceptual plan subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

Mr. Ginn excused himself from the meeting.

Mr. Hickey joined the Committee representing Villages Public Safety for the Villages project.

VOS – Unit 144 – Major Development – Final Plat Review

Property Location: Villages of Sumter District 7 – located south of Seneca Villas and O'Dell Circle

Bill Bowsky, Farner Barley and Associates, Inc., was present and requested final plat approval to develop a 77-lot/5-tract subdivision. Mr. Bowsky stated all comments were received and will be addressed. Mrs. Webb stated Springstead Engineering had no comments. Mrs. Webb, Mr. Kegan, Mrs. Howard, Mr. Hawkins, Mr. Hunter, Mr. Hickey, Mr. Stevens, and Mr. Cornelius had no comments. Mrs. Keenum's comment was regarding the township discrepancy on sheets 1-3.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar. Mr. Stevens seconded the motion, and the motion carried.

Mr. Stevens moved to adjourn. Mrs. Webb seconded the motion, and the motion carried.

Meeting adjourned at 2:10 p.m.

The next meeting is scheduled for September 17, 2007.